

137.0

0003

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,596,600 / 1,596,600

APPRAISED:

USE VALUE:

ASSESSED:

1,596,600 / 1,596,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		STONY BROOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROCHE ELLEN T & KEVIN /TR	
Owner 2:	
Owner 3:	

Street 1: 18 STONY BROOK RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ROCHE ELLEN T -	
Owner 2: -	
Street 1: 18 STONY BROOK RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .461 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Clapboard Exterior and 3556 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		20102		Sq. Ft.	Site		0	90.	0.46	10			Topo	-10					828,671						828,700	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Entered Lot Size		Total Land:		GIS Ref	
101	20102.000	767,900		828,700	1,596,600							GIS Ref	
Total Card	0.461	767,900		828,700	1,596,600							Insp Date	
Total Parcel	0.461	767,900		828,700	1,596,600							09/01/17	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	449.03	/Parcel:	449.03							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	767,900	0	20,102.	828,700	1,596,600		Year end	12/23/2021
2021	101	FV	745,400	0	20,102.	828,700	1,574,100		Year End Roll	12/10/2020
2020	101	FV	745,300	0	20,102.	828,700	1,574,000	1,574,000	Year End Roll	12/18/2019
2019	101	FV	573,900	0	20,102.	874,700	1,448,600	1,448,600	Year End Roll	1/3/2019
2018	101	FV	573,900	0	20,102.	644,500	1,218,400	1,218,400	Year End Roll	12/20/2017
2017	101	FV	573,900	0	20,102.	616,900	1,190,800	1,190,800	Year End Roll	1/3/2017
2016	101	FV	573,900	0	20,102.	570,900	1,144,800	1,144,800	Year End	1/4/2016
2015	101	FV	568,700	0	20,102.	478,800	1,047,500	1,047,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROCHE ELLEN T,	64799-121		1/15/2015	Convenience		10	No	No	
ROCHE KEVIN T,	64799-109		1/15/2015	Convenience		10	No	No	
	28422-408		4/8/1998		240,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/6/2011	1586	Manual	3,000					outdoor bar-b-que	9/1/2017	MEAS&NOTICE	HS	Hanne S
5/2/2007	299	Wood Dec	24,000			G8	GR FY08	enlge exstg deck	2/25/2009	Measured	372	PATRIOT
3/31/2000	112	Alterati	25,000	C				REMODEL	10/31/2000	Hearing N/C	189	PATRIOT
4/5/1999	167	Wood Dec	6,000					12X24 WDK	3/3/2000	Inspected	270	PATRIOT
3/26/1998	339	New Buil	200,000					NEW SINGLE FAM HOU	12/21/1999	Mailer Sent		
									11/5/1999	Measured	263	PATRIOT
									4/2/1999		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH										
Type: 6 - Colonial	2	Rating: Good	Full Bath: 2	A Bath: 1	Rating: Good	3/4 Bath:	A 3QBth	Rating:											
Sty Ht: 2 - 2 Story																			
(Liv) Units: 1	Total: 1																		
Foundation: 1 - Concrete			A HBth:																
Frame: 1 - Wood			A 1/2 Bath: 1			Rating: Good													
Prime Wall: 2 - Clapboard			A OthrFix:			Rating:													
Sec Wall: 16 - Stone Vene 15%			Kits: 1			Rating: Good													
Roof Struct: 1 - Gable			A Kits:			Rating:													
Roof Cover: 1 - Asphalt Shgl			Frpl: 1			Rating: Good													
Color: GRAY			WSFlue:			Rating:													
View / Desir:																			
GENERAL INFORMATION																			
Grade: B - Good																			
Year Blt: 1999	Eff Yr Blt:																		
Alt LUC:		Alt %:																	
Jurisdict:		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION																			
Avg Ht/FL: STD			Phys Cond: GD - Good			7.3 %													
Prim Int Wal 2 - Plaster			Functional:			%													
Sec Int Wall:			Economic:			%													
Partition: T - Typical			Special:			%													
Prim Floors: 3 - Hardwood			Override:			%													
Sec Floors:						Total: 7.3 %													
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1	% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO	% Com Wal																	
% Sprinkled																			
Depreciated Total: 767886																			
MOBILE HOME						Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS						PARCEL ID 137-0-0003-0010.A													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
More: N		Total Yard Items:			Total Special Features:						Total:								